Davidson County DEEDQC
Recvd: 11/24/08 15:44 3 pgs
Fees:17.00 Taxes:0.00
20081124-0115242

THIS INSTRUMENT PREPARED BY:

THOMAS DERRYBERRY
D.P. CONSULTING SERVICES
P.O. BOX 100095
NASHVILLE, TENNESSEE 37224

QUITCLAIM DEED

ADDDRESS NEW OWNER(S):

1208 CURREY ROAD TRUST

P. O. BOX 100095
NASHVILLE, TN. 37224

SEND TAX BILLS TO:
NEW OWNER

EXHIBIT A - PROPERTY DESCRIPTION
MAP AND PARCEL NO.: 120000077.00
LOT – N SIDE CURREY RD W MCGAVOCK PK
BOOK –
PAGE -
SUBDIVISION: 1208 CURREY ROAD, N SIDE CURREY RD W MCGAVOCK PK

BE KNOWN TO ALL MEN BY THESE PRESENT, THIS INDENTURE MADE THIS 22ND DAY OF NOVEMBER, 2008.

THAT HOLLAN N. DERRYBERRY AS GRANTOR, AND 1208 CURREY ROAD TRUST, AS GRANTEE.

WITNESSETH: THAT THE GRANTOR, ON BEHALF OF HIMSELF OR HERSELF, HIS/HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, REPRESENTATIVES AND ASSIGNS, FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID AT OR BEFORE DELIVERY OF THIS DOCUMENT AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED HAS BARGAINED AND SOLD AND BY THIS DOCUMENT AND DOES GRANT, BARGAIN, SELL, CONVEY, REMISE, HIMSELF OR HERSELF, HIS/HER HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, REPRESENTATIVES AND ASSIGNS, ALL THE RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHICH THE GRANTOR MAY HAVE HAD IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ADDRESS: 1208 CURREY ROAD, NASHVILLE, TN., 37217, MAP AND PARCEL #120000077.00, LOT N SIDE CURREY ROAD WEST OF MCGAVOCK PIKE , BOOK #- , AND PAGE #

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.

_____, also known as
SIGNATURE OF GRANTOR

_____, GRANTOR
SIGNATURE OF GRANTOR

_____, also known as
SIGNATURE OF GRANTOR

_____, GRANTOR
SIGNATURE OF GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Hollan N. Derryberry **, also known as:** Holly Derryberry **,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that** Hollan N Derryberry **, all so known as:** Holly Derryberry **, executed the foregoing instrument for the purpose therein contained. Witness my hand and seal this** 22nd **day of** November **, 2008.**

SEAL:

JENNIFER B. GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jennifer B. Gibbs
Notary Public

My commission expires: 3/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Thomas A Derryberry
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Nov 20 08
S. Thompson
Deputy Register

EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 01/25/07 10:25 2 pgs
Fees:13.00 Taxes:318.20
[redacted]
20070125-0010167

File No. 270100595

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollan N. Derryberry	SunTrust Mortgage, Inc.	
(NAME) 1208 Currey Road	(NAME) 201 4th Avenue N	MAP/PARCEL 12000007700
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christopher Alderman and Angela Alderman, husband and wife and Shaun Alderman, a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hollan N. Derryberry, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 in the Subdivision of Lot No. 4 on the Map of the Ensley Lands, as of record in Plan Book 2, Page 70, Chancery Court at Nashville, desctibed according to a Survey by R. L. Montoya Land Surveying, Inc. dated September 9, 1996, as follows:

Beginning at a point 319.25 feet as measured along the Easterly margin of McGavock Pike from an iron rod (old) in the Northwest corner of a tract conveyed to Malcolm Barrett and a corner in the original deed to H. C. Ellis in Book 1404, Page 353 and said corner being next to Seven Oaks Park; thence, South 86 degrees 15 minutes East a distance of 159.71 feet to an iron pin (old); thence, South 1 degree 45 minutes West, a distance of 263.29 feet to an iron pin (new) at the Northerly margin of Currey Road; thence North 86, degrees 15 minutes West, a distance of 159.0 feet to an iron pin (new) at the Northerly margin of Currey Road and Easterly margin of McGavock Pike; thence, along the Easterly margin of McGavock Pike North 1 degree 35 minutes 44 seconds East, a distance of 263.32 feet to the point of beginning.

Being the same property conveyed to Christopher Alderman and Angela Alderman, husband and wife and Shaun Alderman, a single man by Warranty Deed dated 11/15/2005 of record in Instrument No. 20060421-0046015, Register's Office for Davidson County, Tennessee.

Right-of-Way for Currey Road, as much as therein may lie.

Right-of-Way for McGavock Pike, as much as therein may lie.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.